



NEW APPLICATION



0000048835

RECEIVED

928-537-4858
Fax 928-537-2180

March 21, 2006

2006 APR -5 P 12:23

AZ CORP COMMISSION
DOCUMENT CONTROL

Docket Control
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007

W-01676A-06-0222

Attached is a contract agreement between Pineview Water Company and Pineview Properties, LLC for the extension of water distribution facilities.

The purpose of this contract agreement is to extend our water services in order to provide drinking water services to the subdivision property, described as Mountains Meadow in Show Low, AZ 85901.

The attached contract agreement gives the name and address of Pineview Water Company and that of Pineview Properties, LLC. It also gives the proposed service location, description of requested service, estimated cost, payment terms, refunding provisions and estimated start and completion dates. A map of the project site is included.

Please note that the customer has elected to contract this work themselves. All information, as it pertains to itemized costs, have been supplied by Pineview Properties, LLC.

The Pineview Water Company wants to thank you in advance for your attention and assistance in achieving the excellence in service our customers deserve.

A handwritten signature in cursive script that reads 'Ronald L. McDonald'.

Ronald L. McDonald

General Manager, Pineview Water Company

Arizona Corporation Commission
DOCKETED

APR 05 2006

DOCKETED BY	
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RECEIVED

PINEVIEW WATER COMPANY, INC.
5198 Cub Lake Road, Show Low AZ 85902
928-537-4858

2006 APR -5 P 12: 23

AZ CORP COMMISSION
DOCUMENT CONTROL

AGREEMENT RELATING TO EXTENSION OF
WATER DISTRIBUTION FACILITIES

This agreement made and entered into this 21st day of March, 2006, by and between Pineview Water Company, Inc. (hereinafter referred to as the "Company") and Pineview Properties, LLC Residing at: 5198 Cub Lake Road, Show Low, AZ 85901 (hereinafter referred to as the "Applicant(s)"). The proposed service address is: Mountains Meadow, Show Low, Arizona. (See attached map for exact location)

1. The Company will construct an extension to its water distribution facilities as follows:
(Map Attached)
Construction is estimated to begin on: April 17, 2006 and to be completed by: May 12, 2006.

2. The Applicant(s) will, at the execution of this agreement, will pay the total sum of: \$ 174,071.00, of which is hereby acknowledged by the Company. This sum represents:

- a. Materials: (\$47,700.00) 4,239 Lin. Ft. 6" C900 PVC, 4 - 6" Tapping Sleeves, 32 - 6" Gate Valves, 2 Fire Hydrants,
- b. Labor/Equipment: (\$125,144.82) Labor: 1,200 hours, Equipment: 896 hours
- c. Other associated costs: (\$1,226.18)
Testing expense, Administration, Inspection Fees

This Agreement does not include the costs of meter deposits, service deposits or other costs not related to the construction of the described water line and associated facilities.

- d. \$ 174,071.00 represents the refundable Advance in Aid of Construction for items in paragraphs 2a, 2b, and 2c.
- e. \$ 0 represents the non-refundable Advance in Aid of Construction for: N/A.
- f. In the event the Company's actual cost of construction is less than the amount advanced by the Applicant(s), the Company shall make a refund to the Applicant(s) within thirty (30) days after the completion of the construction or the Company's receipt of final invoices relating to that construction.

- g. In the event the Company's actual cost of construction is greater than the amount advanced by the Applicant(s) and such cost increases are beyond the reasonable control of the Company, the Applicant(s) shall pay the Company the increased costs within thirty (30) days after the completion of the construction or the Company's receipt of final invoices relating to that construction.
3. Refund of Advances shall be made as follows:
Each year for a period of ten (10) years, the Company shall pay to the Applicant(s) or the Applicant's(s) assignees or other successors in interest, when the Company has received legal notice and evidence of such assignment of succession, an amount equal to ten per cent (10%) of the total gross annual revenue the Company received from water sales to each bona fide customer whose service line is directly connected to pipelines installed pursuant to this Agreement. Refunds shall be made by the Company on or before August 31st of each year, covering any refunds owing from water revenues received during the preceding July 1st through June 30th period. Any balances remaining subject to refund at the end of the ten year period shall become non-refundable, in which case the balance not refunded shall be entered as Contribution in Aid of Construction in the accounts of the Company. The aggregate refunds shall in no event exceed the total of the refundable Advances in Aid of Construction. No interest shall be paid by the Company on any amount advanced.
4. All pipelines, valves, fittings, wells, meters, tanks or other facilities installed under this Agreement shall be the sole property of the Company. The person making refundable advances and/or non-refundable Contributions in Aid of Construction pursuant to the terms of this Agreement shall have no right, title or interest to any such facilities.
5. The size, design, type and quality of materials and of the system, location in the ground and the manner of installation, shall be specified by the Company and shall comply with the requirements of the Arizona Corporation Commission and other public agencies having authority therein.
6. The Applicant(s) shall grant or convey or shall cause to be granted or conveyed, without cost to the Company, a permanent easement and right-of-way across any property owned or controlled by the Applicant(s), said permanent easement and right-of-way as is necessary for the Company's water facilities and lines so as to be able to furnish services to its customers.
7. The Applicant(s) agrees that all easements and rights-of-way that are used by the Company shall be free of obstacles which may interfere with the construction, maintenance or repair of the company's water facilities. If the Applicant's (s) subdivision, tract, development or project involves road construction, all roads and drainageways will be brought to grade by the Applicant(s) prior to the commencement of the installation of the Company's water facilities. No pavement or curbs shall be installed prior to completion of all water facilities. If any streets, roads, alleys or

8. The Applicant(s) agrees to pay to the Company any additional costs incurred as a result of the design changes made or caused by the Applicant(s) or his agent, the Arizona Department of Environmental Quality, the Arizona Corporation Commission, any county health department or public agency under whose jurisdiction the subject construction may fall, or anticipated or unanticipated changes in existing Company facilities, due to any work associated with this subdivision, tract, development or project which causes said facilities to have improper cover or location. Said costs shall be borne by the Applicant(s) on a non-refundable basis.

Sign: Ronald L McDonald 08/21/06
 Print: Ronald L. McDonald
 Title: General Manager

Print name: _____

3

WATER USE DATA SHEET 2005 - 2006
For Pineview Properties, LLC Main Extension

NAME OF COMPANY →	Pineview Water Company
ADEQ Public Water System No.	09-022

MONTH/YEAR (Last 13 Months)	NUMBER OF CUSTOMERS	Gallons Sold (Thousands)
February 2005	964	4,456,425
March	965	4,707,631
April	970	5,133,707
May	977	7,316,705
June	975	13,111,699
July	980	12,291,017
August	983	8,188,739
September	989	9,851,484
October	986	7,443,520
November	1,012	5,338,764
December	1,017	5,315,528
January 2006	1,030	5,526,822
February	1,037	5,689,046
Totals		94,371,087

STORAGE TANK CAPACITY (Gallons)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER
40,000	1	55-608847
250,000	1	55-608846
250,000	1	55-565467
		55-521710

Wells	Motor HP	Maximum Yield GPM
55-608847 (2)	30	115
55-608846 (3A)	40	115
55-565467 (3B)	40	130
55-521710 (4A)	40	113

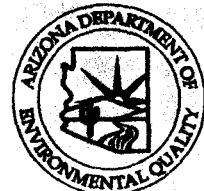
Other Water Sources in Gallons per Minute :	NA
Fire Hydrants on System	Yes No
Total Water Pumped Last 13 Months (Gallons in Thousands)	120,247,000



Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us



Stephen A. Owens
Director

Notice of Actual Receipt of a Submittal

February 8, 2006

Murphy Engineering Group, LLC
Attn: John Murphy, P.E.
1801 W. Deuce of Clubs, Suite 230
Show Low, Arizona 85901

Licensing Time Frame tracking ID: DW 39109; SCS 39108; Subdivision 39107
Program application ID: ADEQ CF# 20060109, Mountain's Meadow ATC app.

Dear Applicant:

ADEQ has received a submittal from you concerning the above referenced application. ADEQ review of your application is subject to the requirements of the licensing time frames statute under A.R.S. 41-1072 through 41-1079. This letter is the written notification of the date of actual receipt of your submittal required under A.A.C. R18-1-501(13)(c).

ADEQ has determined that the date of actual receipt of the submittal is February 3, 2006.

This determination may be an appealable agency action under A.R.S. ' 41-1092(3) or a contested case under A.R.S. ' 41-1001(4). You have a right to request a hearing on an appealable agency action or a contested case and to request an informal settlement conference under A.R.S. ' 41-1092.06 and A.A.C. R18-1-203. To obtain a hearing on an appealable agency action or a contested case, you must file a notice of appeal within 30 days after receiving this letter.

For your information, operators of construction activities that disturb one (1) acre or more are required to submit a Notice of Intent (NOI), to obtain authorization under Stormwater Construction Permit as per the Arizona Pollutant Discharge Elimination System (AZPDES). A permit is required for any point source discharge of pollutants to a water of the United States. Most construction stormwater discharges are permitted under various general permits. Contact: ADEQ Sara Konrad, Water Quality Permits Unit, Telephone (602) 771-4449, or toll free in Arizona, (800) 234-5677, ext 4449. Email: sk2@azdeq.gov.

Sincerely,

Vivian Adams / NRO
Engineering Review Unit

Cc: Pineview Properties LLC, attn: Ernie Sutter, 5198 Cub Lake Rd., Show Low, AZ 85901

Northern Regional Office
1515 East Cedar Avenue • Suite F • Flagstaff, AZ 86004
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733



ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Certificate of Approval to Construct a Water Distribution System

Applicant Information:		Place ID	113244	ADEQ CF #	20060109	LTF #	39109
Name Address City/State/Zip	Erine Sutter Pineview Properties 5198 Cub Lake Rd Show Low, AZ 85901			Project Name	Mountain's Meadow		
				County	Navajo		
Project Type(s)		Project Description					
<input checked="" type="checkbox"/>	Pressure Main	<input type="checkbox"/>	Storage Tank	4,200' 6" PVC, 2 hydrants and 144 residential service connections			
<input type="checkbox"/>	Hydro Tank	<input type="checkbox"/>	Other				
Facility Name Address City/State/Zip		Pineview Water Co					
PWS ID #		09022			Site Information		
Design Documents Approved		Date		Nearest Town		City of Show Low	
Application		1/23/06		Location of Distribution System			
Site Plan		10/28/05		Township	9N	Range	22E
Design Plan		10/28/05		Section	4	Quarter Section	
Operations & Maintenance Plan				Latitude	34° 15' 00"		North
Response Letter				Longitude	110° 00' 00"		West
Other							

Approval to Construct (ATC) the above-described facilities as represented in the approved plans documents on file the with the Arizona Department of Environmental Quality, is hereby given subject to the following provisions.

CERTIFICATE DISTRIBUTION

Original Certificate:

Applicant

The General Provisions and Special Provisions for the Water Distribution System appear on Pages 2 of 2

KH1/th2

Certificate Copy Only:

ADEQ/NRO Reading File
ADEQ/NRO Construction File
County P&Z
Project Engineer

Stephen A. Owens, Director
Arizona Department of Environmental Quality

By: 

Kurt J. Harris, P.E., Manager
Water Quality Design Review Unit
Northern Regional Office

2-21-06
Date Approved

M:\ATerry\2006\Navajo\WATER ATC 021506 navajo mountains meadow 20060109.doc

Certificate of Approval to Construct A Water Distribution System
 Facility Name Mountain's Meadow
 ADEQ CF# 20060109

General Provisions

1. A public water system shall be designed using good engineering practices. A public water system which is designed in a manner consistent with the criteria contained in Engineering Bulletin No. 10, "Guidelines for the Construction of Water Systems,"
2. This Approval to Construct becomes void if an extension of time is not granted by the Department within 90 days after passage of one of the following [R18-4-505(E)]:
 - A. Construction does not begin within one year after the date the Approval to Construct is issued, or
 - B. There is a halt in construction of more than one year, or
 - C. Construction is not completed within three years after the date construction begins.
3. All construction shall conform to approved plans and specifications. Should it be necessary or desirable to make a change in the approved design which will affect water quality, capacity, flow, sanitary features, or performance, the revised plans and specifications, together with a written statement of the reasons for such a change, shall be submitted to the Department for review, and approval shall be obtained in writing before the construction affected by the change is undertaken. Revisions not affecting water quality, capacity, flow, sanitary features, or performance may be permitted during construction without further approval if record drawings documenting these changes, prepared by a professional engineer registered in the state of Arizona, are submitted to the Department, pursuant to A.A.C. R18-4-508.
4. Notice shall be given to the Northern Regional Office (NRO) in Flagstaff (1-877-602-3675) and to County P&Z Department when construction of the project begins to allow for inspection during construction per A.R.S. § 49-104(B)(10).

Contact Buck Olberding x 2702 at least seven days prior to the start of construction, and again at least ten day before the end of construction.

5. Operation of a newly constructed facility shall not begin until an Approval of Construction (AOC) is issued by the Department per A.A.C. R18-4-507(A). Failure to comply with A.A.C. R18-4-507(A) will result in a Notice of Violation (NOV).
6. The following requirements shall be met before an AOC will be issued by the Department on a newly constructed public water system, an extension to an existing public water system, or any alterations of an existing public water system, or any alteration of an existing public water system which affects its treatment, capacity, water quality, flow, distribution, or operational performance [R18-4-507(B)]:
 - A. A professional engineer, registered in the state of Arizona, or a person under the direct supervision thereof, shall complete a final inspection and submit a Certificate of Completion on a form approved by the Department to which the seal and signature of the registrant have been affixed;
 - B. The construction conforms to approved plans and specifications, as indicated in the Certificate of Completion, and all changes have been documented by the submission of record drawings, pursuant to R18-4-508;
 - C. An operations and maintenance manual has been submitted and approved by the Department if construction includes a new water treatment facility; and
 - D. An operator, who is certified by the Department at a grade appropriate for each facility, is employed to operate each water treatment plant and the potable water distribution system.


After receipt of the items outlined above, NRO will review the file and, if in order, will issue an Approval of Construction (AOC).

7. A minimum pressure of 20 psi shall be provided at all points in the distribution lines at all times.
8. All materials and products that come into contact with drinking water or drinking water treatment chemicals must comply with NSF Standard 61. Any "or equal" substitution shall also meet NSF Standard 61. Materials which do not meet NSF Standard 61 may be considered if they otherwise comply with A.R.S. § 49-353.01.
9. Backflow prevention shall be provided in accordance with R18-4-115 and/or local ordinances.
10. The open end of each air relief pipe from automatic valves shall extend at least one foot above grade and shall incorporate pipe elbows to cause the opening, permanently covered with #16 mesh screen, to face downward.
11. This certificate voids and supersedes all previous "Approvals to Construct" issued previously for this file number.
12. Water line sewer line separation shall meet A.A.C. R18-4-502. The separation requirements of A.A.C. R18-4-502 shall extend to all water line services and sewer line services within the right-of-way. Separation of water and sewer line on individual private property shall meet the requirements of the Uniform Plumbing Code.
13. Construction material used in a public water system, including residential and non-residential facilities connected to the public water system, shall be lead free as defined at R18-4-101(46).

Special Provisions

1. The system must be tested for conformance to A.A.C. R18-5-502 before the Approval of Construction is issued. A Fire flow test per the appropriate ASTM standard shall be conducted on every fire hydrant in the lowest pressure zone. The stable residual pressure and hydrant flow must be recorded and certified by the Project Engineer. This data, certified by a Professional Engineer registered in Arizona, shall be used to calibrate the water model provided with the Application for Approval to Construct (ATC). The resultant fire flow analysis using the new calibration shall be provided with the ECOC for the application for Approval of Construction (AOC). The resultant model must demonstrate that the predicted minimum system pressure during a fire flow plus maximum daily flow event is 20 psi or greater.

End of Provisions


 Kurt J. Harris, P.E.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 22 EAST, GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, SHOW LOW ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4, SAID POINT BEING MONUMENTED BY A 5/8" REBAR, NO TAG, THENCE SOUTH 02°02'54" EAST, A DISTANCE OF 1374.62 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 4, SAID POINT BEING MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED 5704, THENCE SOUTH 02°05'49" EAST, A DISTANCE OF 256.32 FEET TO A 1/4" OPEN IRON PIPE WITH TAGGED 9430, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 87°52'10" EAST, A DISTANCE OF 641.04 FEET TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 01°58'06" EAST, A DISTANCE OF 306.06 FEET;

THENCE NORTH 88°04'17" EAST, A DISTANCE OF 392.22 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVE A RADIUS OF 655.00 FEET AND A CENTRAL ANGLE OF 29°17'33";

THENCE NORTHWESTERLY AND TO THE LEFT ALONG THE ARC OF SAID CURVE 334.87 FEET, (CHRD BRG = N02°48'12"E, DIST = 331.24') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 345.00 FEET AND CENTRAL ANGLE OF 16°54'58";

THENCE NORTHEASTERLY AND TO THE RIGHT ALONG THE ARC OF SAID CURVE 101.88 FEET, (CHRD BRG = N08°59'30"E, DIST = 101.49') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 430.00 FEET AND CENTRAL ANGLE OF 13°47'04";

THENCE NORTHEASTERLY AND TO THE RIGHT ALONG THE ARC OF SAID CURVE 103.45 FEET, (CHRD BRG = N07°25'33"E, DIST = 103.20') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 88°17'37";

THENCE NORTHWESTERLY AND TO THE LEFT ALONG THE ARC OF SAID CURVE 38.53 FEET, (CHRD BRG = N29°49'44"W, DIST = 34.82') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 73°58'33" EAST, A DISTANCE OF 110.06 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVE A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°15'02";

THENCE SOUTHWESTERLY AND TO THE LEFT ALONG THE ARC OF SAID CURVE 40.25 FEET, (CHRD BRG = S59°53'56"W, DIST = 36.04') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005, SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 370.00 FEET AND CENTRAL ANGLE OF 13°14'25";

THENCE SOUTHWESTERLY AND TO THE LEFT ALONG THE ARC OF SAID CURVE 85.50 FEET, (CHRD BRG = S07°09'13"W, DIST = 85.31') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 405.00 FEET AND CENTRAL ANGLE OF 16°54'58";

THENCE SOUTHWESTERLY AND TO THE RIGHT ALONG THE ARC OF SAID CURVE 119.57 FEET, (CHRD BRG = S08°59'30"W, DIST = 119.14') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 595.00 FEET AND CENTRAL ANGLE OF 34°09'43";

THENCE SOUTHWESTERLY AND TO THE LEFT ALONG THE ARC OF SAID CURVE 354.76 FEET, (CHRD BRG = S00°22'07"W, DIST = 349.53') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 73°17'16" WEST, A DISTANCE OF 5.00 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 700.00 FEET AND CENTRAL ANGLE OF 14°45'47";

THENCE SOUTHEASTERLY AND TO THE RIGHT ALONG THE ARC OF SAID CURVE 180.38 FEET, (CHRD BRG = S09°19'51"E, DIST = 179.87') TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 01°56'58" EAST, A DISTANCE OF 69.97 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 89°46'29" WEST, A DISTANCE OF 20.03 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 01°55'43" EAST, A DISTANCE OF 279.81 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 89°52'10" WEST, A DISTANCE OF 29.89 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 89°44'42" WEST, A DISTANCE OF 410.97 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE NORTH 61°40'51" WEST, A DISTANCE OF 254.51 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE SOUTH 89°50'32" WEST, A DISTANCE OF 439.79 FEET, TO A 5/8" REBAR WITH ALUMINUM CAP STAMPED 13005;

THENCE NORTH 02°03'27" WEST, A DISTANCE OF 716.95 FEET, TO A 1/4" OPEN IRON PIPE WITH TAGGED 9430, SAID POINT BEING THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND DESCRIBED HEREIN CONTAINS 17.73 ACRES MORE OR LESS.

APPROVALS:

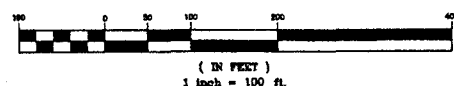
THIS PLAT IS APPROVED BY THE SHOW LOW CITY COUNCIL

ON THIS _____ DAY OF _____, 200__

BY: _____ MAYOR

ATTEST: _____ CLERK

GRAPHIC SCALE



SW Corner Sect 4
Fnd GLO Brass Cap

(Basis of Beginning)
S02°02'54"E
1374.62'

S02°05'49"E
256.32'

(RESIDENTIAL)
PINEVIEW SUBDIVISION
BOOK 4 OF PLATS, PAGE 5, UNINC

(RESIDENTIAL)
PINEVIEW SUBDIVISION
BOOK 4 OF PLATS, PAGE 5, UNINC

(RESIDENTIAL)
PINEVIEW SUBDIVISION
BOOK 4 OF PLATS, PAGE 5, UNINC

FINAL PLAT FOR MOUNTAIN'S MEADOW

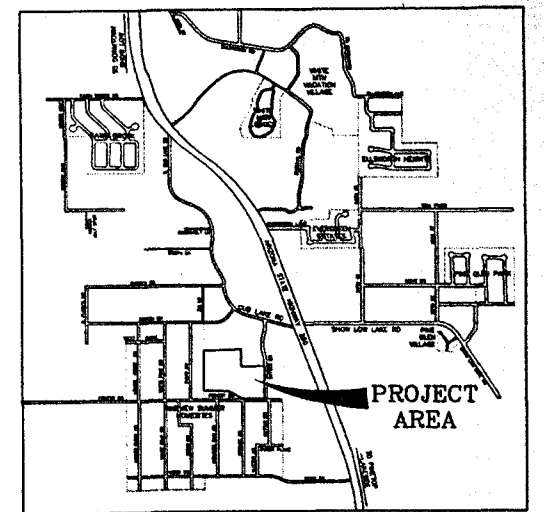
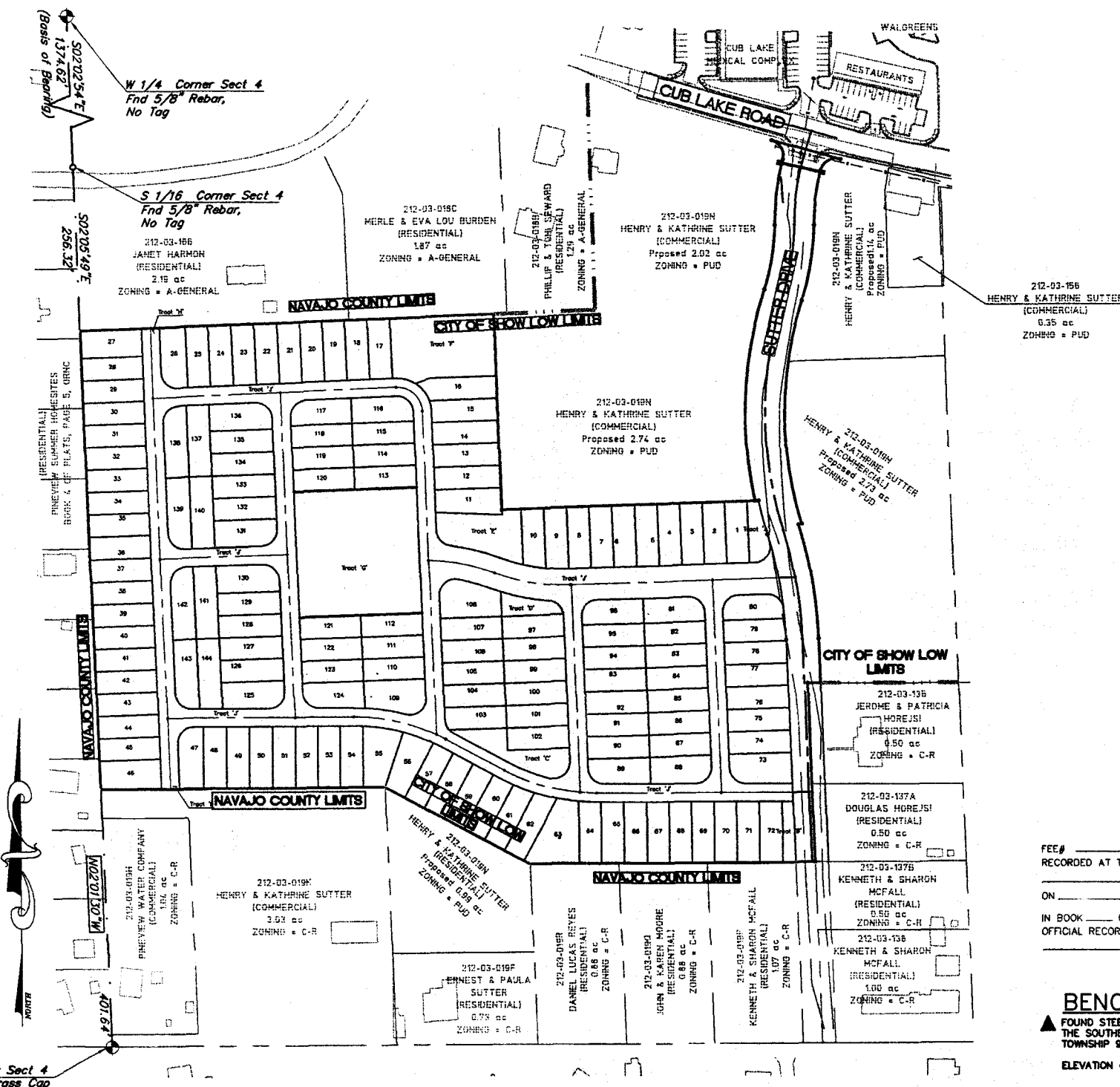
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 22 EAST,
GILA & SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA

PRIVATE ROADWAYS

THE STREETS WITHIN THIS SUBDIVISION, EXCEPT SUTTER DRIVE, ARE TO BE PRIVATE STREETS, AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE PRIVATE STREETS WILL NOT BE ACCEPTED AS PUBLIC STREETS UNLESS ALL ASPECTS, INCLUDING RIGHT-OF-WAY WIDTHS, ARE BROUGHT UP TO CITY STANDARDS. THE COST OF ANY NECESSARY MODIFICATIONS WILL BE FULLY BORNE BY THE PROPERTY OWNERS, WITH THE EXCEPTION OF SUTTER DRIVE. SUTTER DRIVE WILL BE A PUBLIC STREET.

NOTE:

- TRACT A (AREA = 0.06 ACRES), TRACT B (AREA = 0.04 ACRES), TRACT C (AREA = 0.14 ACRES), AND TRACT D (AREA = 0.06 ACRES) WILL BE DEDICATED AS FOR LANDSCAPE AND DRAINAGE PURPOSES.
- TRACT E (AREA = 0.19 ACRES), AND TRACT F (AREA = 0.36 ACRES), WILL BE DEDICATED AS DETENTION BASINS.
- TRACT G (AREA = 0.85 ACRES) WILL BE DEDICATED TO A HOMEOWNERS COMMUNITY CENTER.
- TRACT H (AREA = 0.01 ACRES), AND TRACT I (AREA = 0.01 ACRES), WILL BE DEDICATED AS NON-VEHICULAR DRIVING EASEMENTS.
- TRACT J (AREA = 3.16 ACRES) WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION TO BE USED FOR ROADWAY AND PUBLIC UTILITY PURPOSES.



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF NAVAJO }

KNOW ALL MEN BY THESE PRESENTS: THAT PINEVIEW PROPERTIES, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF MOUNTAIN MEADOWS, A PORTION OF SECTION 4, T. 9 N., R. 22 E., GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THE DESIGNATED EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON. THE CITY SHALL HAVE EMERGENCY ACCESS AND MAINTENANCE RIGHTS TO SUCH DRAINAGE EASEMENTS, TRACTS A, B, C, & D ARE DEDICATED AS DRAINAGE AND LANDSCAPE EASEMENTS, TRACTS E & F ARE TO BE USED AS DETENTION BASINS WITH THE HOME OWNERS' ASSOCIATION BEING RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION BASINS. TRACT G, IS DEDICATED TO A HOMEOWNERS COMMUNITY CENTER. TRACT H & I WILL BE RETAINED BY THE OWNERS FOR THEIR USE. TRACT J IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION UPON ITS FORMATION, FOR PRIVATE ROAD PURPOSES, GRANTING THEREON EASEMENTS FOR PUBLIC UTILITIES AND EMERGENCY VEHICLES AND UTILITY SERVICE VEHICLES ACROSS SAID TRACT.

IN WITNESS WHEREOF: PINEVIEW PROPERTIES, AS OWNER HAS HERETO CAUSED ITS COMPANY NAME TO BE SIGNED BY THE UNDERSIGNED MANAGING MEMBER THEREUNTO AUTHORIZED.

PINEVIEW PROPERTIES

BY: _____
ERNE SUTTER, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF NAVAJO }

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED ERNE SUTTER, WHO ACKNOWLEDGED HIMSELF AS A MANAGING MEMBER OF PINEVIEW PROPERTIES, AND THAT HE, AS SUCH MANAGING MEMBER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE COMPANY, BY SIGNING OF HIS NAME AS SUCH MANAGING MEMBER.

NOTARY PUBLIC _____ DATE: _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION; AND THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT EACH LOT CORNER IS OR WILL BE MONUMENTED WITHIN 6 MONTHS BY A 5/8" REBAR AND PLASTIC CAP STAMPED LS 13005.

JOHN P. MORPHY



AZ. L.S. NO. 13005

FEE# _____
RECORDED AT THE REQUEST OF:

ON _____ AT _____ M.

IN BOOK _____ OF MAPS AND PLATS, AT PAGE(S) _____
OFFICIAL RECORDS OF NAVAJO COUNTY, ARIZONA
_____, RECORDER

BENCHMARK

▲ FOUND STEEL PLATE IN CONCRETE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 22 EAST.

ELEVATION = 6560.78



Murphy Engineering Group, LLC

1801 W. DEUCE OF CLUBS, SUITE 230
SHOW LOW, ARIZONA 86001
PH. (928) 537-7218
FAX (928) 537-8422

Civil Engineering & Land Surveying

FINAL PLAT

MOUNTAIN'S MEADOW

DWN: J.D.C.	DATE: 09/05	JOB NO.	SHEET
DES: J.D.C.	DATE: 09/05	0707	1 of 2
CHD: J.P.M.	DATE: 09/05		
DRAWING NAME: FINAL PLAT_01.DWG			